THE

PARTICULARS

OF

A VERY EXTENSIVE AND IMPROVEABLE

FREEHOLD FARM,

CALLED

Bridge Marſh,

ADVANTAGEOUSLY SITUATE IN THE PARISHES OF

ALTHORNE and LATCHINGTON,

BOUNDED BY THE RIVER CROUCH,

Eaſy Diſtances from RAYLEIGH and MALDEN,

In the COUNTY of ESSEX;

CONSISTING OF

Four Hundred and Fifty-ſix Acres Two Roods and Eleven Perches, be the ſame more or leſs, of rich Marſh, Paſture, Arable, and Waſte Lands,

Lying extremely compact within a Ring Fence;

WITH

A CONVENIENT DWELLING HOUSE and OFFICES,

Barn, Stabling, and proper Out-buildings;

IN THE OCCUPATION OF

MR. WILLIAM RUSH,

On Leaſe for an unexpired Term of 16 Years from Michaelmas, 1798, at a Rent of only

One Hundred and Forty Pounds per Annum:

Which will be SOLD by AUCTION,

BY

Meſſ. *Skinner*, *Dyke*, and *Skinner*,

On WEDNESDAY the 4th of JULY, 1798,

At Twelve o'Clock,

At GARRAWAY's Coffee Houſe, 'CHANGE ALLEY, LONDON,

IN ONE LOT.

To be viewed till the Sale, by applying to the Tenant, of whom printed Particulars may be had:

Alſo at the Poſt Houſe, Rayleigh; King's Head, Malden; of Mr. DANIEL, Solicitor, Colcheſter; at the Blue Poſts, Witham; of Meſſ. CLACHAR and Co. Chelmsford; at the Spread Eagle, Ingateſtone; Cock and Bell, Romford; Place of Sale; and of Meſſ. SKINNER, DYKE, and SKINNER, Aldersgate Street, London, where a Plan and Copy of Leaſe may be ſeen.

REFERENCE TO PLAN.

				A.	R.	P.
N° 1	Houſe and Yards —	—	—	0	3	25
2	Home Stall —	—	—	9	2	20
3	Pond Field —	—	—	18	1	6
4	Brick Pond Field	—	—	9	2	24
5	Five Acre Marſh	—	—	6	1	22
6	Eaſt Breach Marſh	—	—	17	3	16
7	Thirty Acre Marſh	—	—	33	1	2
8	Bumham Breach Piece	—	—	6	2	13
9	Long Field —	—	—	15	2	11
10	South Piece —	—	—	6	1	19
11	Horſe Shoe Piece	—	—	12	3	32
12	Curlew Marſh —	—	—	15	1	18
13	Nine Acre Piece	—	—	10	2	17
14	Weſt Marſh —	—	—	21	3	26
15	Dock Marſh —	—	—	23	3	26
16	Wall and Waſte within	—	—	8	2	14
17	Salt Marſh —	—	—	78	1	24
18	Wall and Waſte within	—	—	15	0	28
19	Salt Marſh —	—	—	141	2	30
20	Piece acroſs the Way	—	—	1	2	10
21	Salt Marſh acroſs ditto	—	—	1	3	28
			Acres	456	2	11

The Eſtate is ſubject to a Deduction of 10*l.* 0*s.* 3*d. per Annum, for Land Tax, and to Wall Scot, and rough Timber for Repairs.*

CONDITIONS of SALE.

I. THE higheſt Bidder to be the Purchaſer, and if any Diſpute ariſes between two or more Bidders, the Eſtate to be put up again.

II. No Perſon to advance leſs than Ten Pounds at each Bidding.

III. The Purchaſer ſhall pay down immediately a Depoſit of Twenty Pounds per Cent. in Part of the Purchaſe-Money, and ſign an Agreement for Payment of the Remainder on or before the 31ſt of October, 1798; on having a good Title.

IV. The Purchaſer ſhall have a proper Conveyance of the Eſtate, at his own Expence, on Payment of the Remainder of the Purchaſe-Money according to the third Condition; and be entitled to the Rent and Profits from Michaelmas, 1798, to which Time all Out-goings will be cleared.

V. There being a Duty on all Sales of Eſtates, of Six-pence in the Pound, to be levied on the Buyers or Sellers, as may be thought moſt proper; the Eſtate compriſed in this Particular is to be ſold, ſubject to the Seller paying One Moiety of the ſaid Tax, and the Buyer the other, excluſive of the Sum the ſaid Eſtate ſhall ſell for.

Laſtly. If the ſaid Purchaſer neglects or fails to comply with the above Conditions, the Depoſit-Money will be forfeited, the Proprietor be at full Liberty to re-ſell the ſaid Eſtate, and the *Deficiency*, if any, by ſuch ſecond Sale, together with the Charges attending the ſame, to be made good by the Defaulter at this preſent Sale.

OF THE

FREEHOLD ESTATE,

CALLED

BRIDGE MARSH FARM,

ESSEX.

July 4
1798